
BEST
ESTATE AGENT GUIDE
AWARDS 2025
TOP 500
SALES
AWARDED FOR
MARKETING I SERVICE I RESULTS
25 Queensway
Heald Green SK8 3EB
Offers Over £375,000
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25 Queensway
Heald Green SK8 3EB

Offers Over £375,000

Located on the ever-popular Queensway, this particularly well-presented semi-detached house has been enhanced and updated by the current owners.

Numerous improvements have been made, providing stylish and modern accommodation, which comprises: Wide reception hallway with a useful downstairs WC/cloakroom. The spacious living room features a bay window to the front. An open-plan dining kitchen spans the rear of the house, with double-glazed doors opening on to the garden.

To the first floor is a landing with access to the three bedrooms: The principal bedroom features built-in wardrobes. The bathroom has recently been re-fitted with a contemporary suite in white, a large walk-in shower enclosure and attractive tiling.

The house stands behind a garden area with a driveway providing off road parking space. Timber gates lead alongside the property to a detached garage. There is a seating area and this leads on to a well-proportioned lawned garden of impressive dimensions, with a collection of well-established trees and shrubs.

The location is sought-after, with excellent ease of access to local amenities, schools, and transport links. The property is presented in very good order and it is certain to meet the needs of family purchasers in particular. Viewing is strongly recommended.

- Gas Central Heating
- PVCU Double Glazing
- Three Bedrooms
- Modern Dining Kitchen
- Spacious Living Room
- Downstairs WC
- Contemporary Bathroom with Shower Enclosure
- Driveway
- Detached Garage
- Large Garden

Entrance Hallway

Tenure: Leasehold
Council Tax: SMBC C

Downstairs WC

Living Room
16'8 into bay x 11'3 max

Open Plan Dining Kitchen
9'4 x 18'2

First Floor Landing

Bedroom One
14'4 into bay x 10'6 red to 8'7 to fitted wardrobe

Bedroom Two
11'11 x 10'6

Bedroom Three
9'1 red to 7'4 x 7'4 max

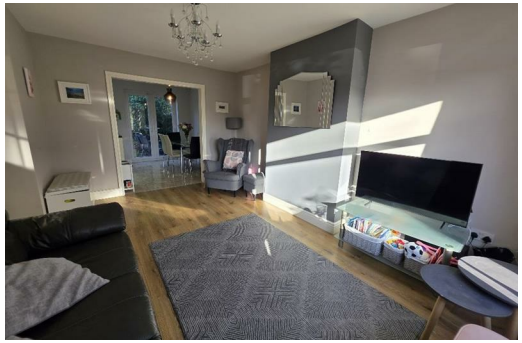
Bathroom
8'5 max x 7'6 max
(L-shaped)

Externally
Garden and driveway to the front.
Gates lead on to the garage.
Seating area, long lawned garden with decorative borders.

Detached Garage
20 x 9

Leasehold Information
932 years remain on a 999 year lease which commenced 1959 and expires on 09/03/2958.
Fixed Ground Rent £8 per annum



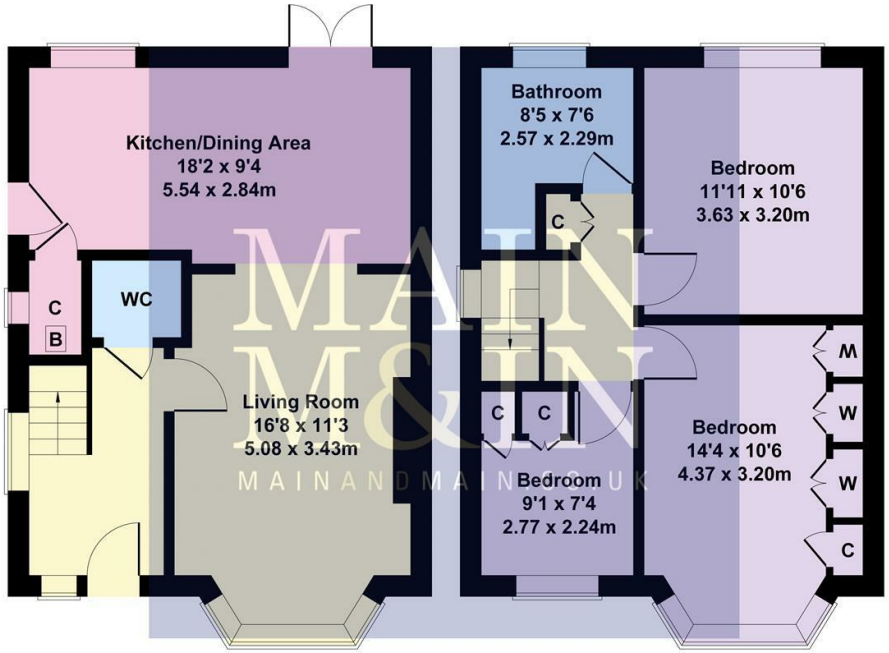






Queensway

Approximate Gross Internal Area
908 sq ft - 84 sq m



Not to Scale. Produced by The Plan Portal 2025
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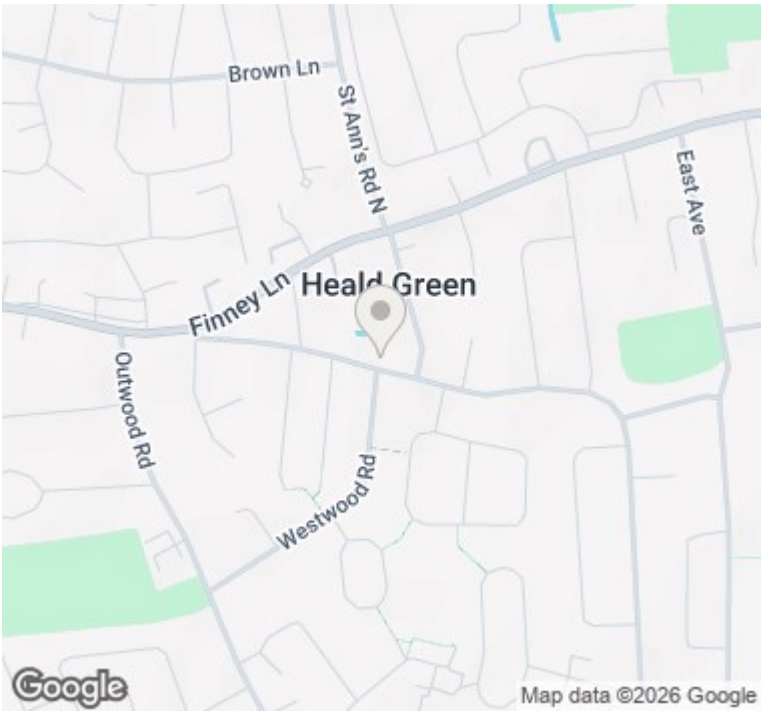
To view this property call Main & Main on 0161 437 1338



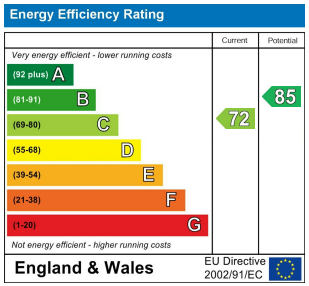


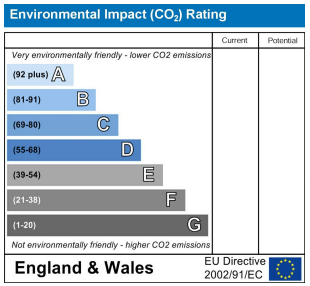






Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.
NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.
Tenure - To be confirmed with a solicitor at point of sale.
Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.





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Company Registration No. 5615498